

POWAY REDEVELOPMENT AGENCY

MICKEY CAFAGNA, Chair
MERRILEE BOYACK, Vice Chair
BOB EMERY, Board Member
DON HIGGINSON, Board Member
BETTY REXFORD, Board Member



October 31, 2007

Mr. Dave Hodges
Project Manager
U.S. EPA Region 9
75 Hawthorne Street
Mail Code WST-5
San Francisco, CA, 94105

Re: Poway Grant Final Report

Dear Mr. Hodges:

I am pleased to present the Poway EPA Grant Final Report. Attached please find all of the supporting documents listed in the electronic version attached to this copy. In addition, enclosed is a flash drive containing all the reports prepared for the grant, the presentations, funding brochure, and California Redevelopment Association's Redevelopment Glossary of Terms.

It has been a pleasure working with you on this grant. Please call me at (858)-668-4548 if we can provide any additional information or clarification.

Thank you again for your assistance.

Sincerely,

David Narevsky
Redevelopment Manager/
Brownfields Program Manager

Enclosures



13325 Civic Center Drive

Mailing Address: P.O. Box 789, Poway, California 92074-0789 • (858) 668-4400

**Poway Grant Final Report
Poway Brownfields Grant Project Area
Poway, California
Grant Number BF-96914701-0**

October 2007



Poway Redevelopment Agency

Table of Contents

Background	1
Historical Context	1
Project Area Environmental Setting	3
Need	4
Poway's Grant Application	4
Grant Activities	5
Phase Is	6
Health Risk Assessments	6
Site Conceptual Model and Corrective Action Plan	8
Website and Geographic Information System	9
Public Outreach	10
Measures of Success	10
Redevelopment Planning Efforts	11
Ongoing Efforts	13

Supporting Documents

Town Center Community Input Presentation (March 6, 2007)
Grant Public Meeting Presentation (October 18, 2007)
Funding Brochure
California Redevelopment Association's Glossary of Terms

Background

A brownfields is defined by the EPA as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

Brownfields do not occur independently and are not created or "fixed" overnight. In order to cleanup and redevelop brownfields in an efficient and sustainable manner, brownfields must be dealt with comprehensively. An important component of this is understanding how the brownfields developed in the first place in order to prevent the same conditions from occurring in the future.

Historical Context

Poway Road has been developed since the 1800's and was a major transit corridor from San Diego to the Inland Empire. The earliest land uses in the area were agricultural and consisted of fields, orchards, packing facilities, and similar facilities. By the 1920's, several gas stations and homes had also been constructed along Poway Road. Many of the gas stations were not just gas stations, but were gas stations in conjunction with general stores, motels, an egg store, or a bakery. Some of these facilities remain gas stations today (such as Chevron), while others currently have innocuous or relatively innocuous land uses and whose past land uses were unknown (such as Evans Tires and Taco Bell) until the Phase I Assessments for the Grant were conducted. As agricultural land uses gave way to suburban development, the Poway Road area was developed with additional gas stations, as well as other commercial facilities and some residential facilities.

This pattern of development has resulted in several challenges to sustainable redevelopment, including disparate parcel configurations, incompatible land uses, and many land uses of concern with known or suspected contamination issues.

Originally very large agricultural parcels were divided multiple times resulting in the current, disparate parcel configurations. Today parcels vary in size from large and fairly regular (largest parcel within Grant Project Area is 11.20 acres and roughly rectangular) to extremely small and irregular (smallest parcel within Grant project Area is 0.12 acres and L-shaped).

Poway was an unincorporated area of San Diego County until 1980 when the City incorporated. Historically, County zoning laws were lax, and there were not many zoning regulations along Poway Road. Consequently, many potentially incompatible land uses are found along Poway Road. Examples of these potentially incompatible land uses include a gas station (ARCO) located adjacent to apartments and single-family residences. The City of Poway has sought to rectify these zoning incompatibilities and has changed zoning along Poway

Road. For example, all of the automotive land use, such as automotive repair and sales facilities are limited to the east end of the Project Area under the new zoning regulations and gas stations will only be allowed in limited areas along Poway Road; however, the historic land uses are grandfathered in and until a particular property's land use changes, the new zoning regulations do not apply.

The research conducted as part of the grant revealed numerous land uses of concern over the past century (i.e., land uses where hazardous materials or petroleum products were used or stored, and/or where hazardous wastes were generated, and therefore, where there is the potential for a release of these substances or waste). In Poway, these land uses of concern mainly consisted of gas stations, automotive repair and sales facilities (including tire shops), dry cleaners, and agricultural fields and facilities. These land uses resulted in numerous known releases of petroleum products and likely several as of yet undiscovered releases as well. The releases will be discussed in greater detail in the Grant Activities section of this Report.



This picture, circa 1928, is of the Meadowbrook Inn and Gas Station formerly located at 12410 Poway Road (currently occupied by Chevron).



This picture, circa 1951, is of the Meadow Brook Inn and Chevron Gas Station.

Project Area Environmental Setting

The Grant Project Area (Project Area) is located in the Poway Valley at elevations ranging from approximately 420 to 640 feet above mean sea level. The topography in the Project Area is nearly level to moderately sloping, and generally slopes downward to the south towards Poway Creek and to the west. Most of the soil is reported to be sandy loam, with some areas of gravelly or cobbly loam. The underlying geology within the Project Area was reported to consist mainly of alluvium and slopewash, with some portions also underlain by the Friars Formation, and granitic rocks.

Two creeks, Poway Creek and Rattlesnake Creek run through the Project Area. Both the groundwater and surface waters are designated as having beneficial uses for a variety of purposes. The groundwater has been designated as having existing beneficial uses for municipal and agricultural purposes and potential beneficial uses for industrial purposes. In addition, Poway Creek and Rattlesnake Creek have been designated as having existing beneficial uses for agricultural, contact and non-contact recreational, warm and cold freshwater habitat, and wildlife habitat purposes, and potential beneficial uses for industrial purposes.

Groundwater in the Project Area ranges from extremely shallow, as shallow as 3 feet below grade, to shallow, at approximately 19 feet below grade. This very shallow groundwater is one of the reasons why Poway was such an attractive location for agriculture, but has proven detrimental in relation to the releases of petroleum products and ease of contaminant migration. In other words, a release of contaminants in the soil does not have to travel very far before it reaches groundwater, and then migrates in the groundwater. Consequently, almost any release with the Project Area results in an impact to groundwater, therefore there are numerous known contaminants plumes, some of them extending for hundreds of feet and beneath multiple properties. This when coupled with

incompatible zoning is particularly problematic due to potential health risks to residents and workers from gasoline plumes traveling beneath nearby properties.

Need

While much of Poway is considered comfortably middle-class, with some areas of affluence, this is not the case in the Project Area which is markedly different than other parts of the city.

There are four affordable housing developments adjacent to the Project Area. The developments are limited to very low-income households and senior citizens. Valley Elementary School is located just south of the Project Area, and, based on information gathered at the time of the grant application, parents of Valley Elementary students had the lowest incomes when compared to parents of children in other Poway schools. Forty-four percent of students at Valley Elementary qualified for free or reduced-price lunches. In comparison, only twenty-two percent of students in the next lowest income school qualified for free or reduced-price lunches.

In addition, the Project Area and adjacent neighborhoods have a higher percentage of minority community members than other parts of Poway. Poway is predominately white, with the overall Hispanic population being ten percent in 2003; however, at Valley Elementary twenty-eight percent of the students were Hispanic, and for twenty percent of the students, English was the second language.

It was noted by the RDA staff that the part of Poway that had most of the brownfields, was also the area with the greater proportion of minority and lower income residents. This raised a concern in terms of potential environmental justice issues.

Poway's Grant Application

By the early 1990's, efforts had begun to facilitate redevelopment along Poway Road, and Poway Redevelopment Agency (RDA) staff encountered significant challenges due to the environmental issues. The RDA found that almost every property looked at had contamination which resulted in increased project costs and long schedule delays. In addition, the RDA had challenges attracting developers due to the uncertainty surrounding potential contamination, costs, and schedules. The developers preferred investing in Poway's remaining greenfield properties rather than taking on more risk and facing unknowns.

By 2002, RDA staff realized that this model of redevelopment (i.e., reactive waiting until a specific project came along to conduct due diligence, and only then finding out that there were significant environmental problems that would dramatically impact the budget and schedule) was not working effectively, and

that a systematic approach was needed to achieve a more profound impact on Poway's brownfields. So the RDA decided to be proactive and realized the EPA Brownfields program presented Poway with the appropriate opportunity needed to make significant strides in brownfields assessment.

The RDA applied for both an assessment and a cleanup grant in 2002, but was not awarded a grant. However, the RDA applied again in 2003, and was awarded a \$200,000 Brownfields Assessment Grant specific to petroleum.

Grant Activities

Poway had several goals for the grant:

- First and foremost, to identify potential health risks to sensitive receptors along Poway Road.
- To assist and educate property owners and the community about brownfields redevelopment, cost effective remediation, and funding resources.
- To facilitate redevelopment of properties with releases, eliminate blight, and create jobs.

To achieve these broad goals, several activities were proposed and conducted. These included:

- Conducting Phase I Environmental Site Assessments (Phase Is) for properties along Poway Road.
- Preparing screening level health risk assessments (HRAs) for the Project Area and some adjacent facilities which were reported to have been impacted by releases from the Project Area.
- Preparing a Site Conceptual Model/Corrective Action Plan (SCM/CAP) for the Project Area.
- Incorporating the information from the Phase I ESAs, HRAs, and SCM/CAP into Poway's existing geographic information systems (GIS) database and a publicly accessible website.
- Creating a Community Brownfields Assistance Program (CBAP) to educate existing property owners, potential redevelopers, and interested community members about potential brownfield redevelopment opportunities and resources (including funding).

Phase Is

The Phase Is were conducted in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Phase I Environmental Site Assessment, Process E 1527-00 (ASTM Standard), and were conducted to assess the likelihood that "recognized environmental conditions" (as defined by ASTM) are present at the Project Area from the current or historical land uses or from a known and reported offsite source(s).

As part of the Phase I, readily available historical and recent aerial photographs, other historical photographs, and other readily available documents and reports that may have a bearing on historical land uses were reviewed. This information was reviewed to assess possible historical sources of introduction of hazardous materials/wastes to the Project Area.

For both current and historical Project Area addresses, the readily available regulatory agency records of the Regional Water Quality Control Board (RWQCB), the California Integrated Waste Management Board (IWMB), the County of San Diego Department of Environmental Health (DEH), the California Environmental Protection Agency (CAL-EPA), EPA, and Poway Fire Department were reviewed to assess the possible impacts to the Project Area from onsite and offsite sources of hazardous materials/wastes or other regulated substances.

In addition, physical reconnaissances were conducted from the public right-of-ways for each property within the Project Area. The purpose of the reconnaissances was to observe and document existing Project Area and Project Area vicinity conditions. In particular, evidence of present or past land uses that may have involved the storage, use, or disposal of hazardous materials or wastes were noted. Readily available information regarding the topography, geology, hydrogeology, and soils of the Project Area were reviewed.

For reporting purposes, the Project Area was divided into 18 Subareas and a Phase I report was prepared for each Subarea. The reports were comprehensive in nature and included information as specified in the ASTM Standard. The reports included a Findings section which summarized known or suspected recognized environmental conditions (including recognized environmental conditions, historical recognized environmental conditions, and de minimis conditions). The reports included the environmental professional's opinion on the known or suspected environmental conditions identified in the Findings section. The reports were converted to a portable document format (pdf) and posted on the grant website once it was developed.

Health Risk Assessments

Based on the information collected during the Phase I ESAs, 11 facilities with open release cases and 10 facilities with closed release cases were identified

within the Project Area. These facilities, the extent of reported benzene and methyl tertiary butyl ether (MTBE) plumes, and potential receptors are shown on the diagram below.



Limited human health risk screening was conducted for those properties within the Project Area and for some adjacent facilities which were reported to have been impacted (e.g., by groundwater containing constituents of concern migrated beneath a given property) by releases of hazardous materials/wastes and/or petroleum products. These risk screenings were conducted to assess the whether the known releases pose a health risk. SCS Engineers, the environmental consultant contracted for the grant work, used existing soil, soil vapor, or groundwater data (for benzene and MTBE) to model vapor phase intrusion using spreadsheets obtained from the DEH. The most current data available, either from the DEH files or from the Geotracker website, were used.

The HRA screening was conducted using the DEH methodology and relied mainly upon conservative default values. Site-specific data were used for the MTBE and benzene concentrations. Both carcinogenic and noncarcinogenic health risks were estimated. A risk screening threshold for excess cancer risk (ECR) of one in a million ($1.0E-06$) or more was defined as significant. Noncarcinogenic toxicity is referred to as the hazard index (HI). An HI value exceeding one was considered significant.

Based on the results of the HRAs, SCS identified five facilities as having potential health risks. Golden State Gasoline at 13394 Poway Road, Shell at 13341 Poway Road, Chevron at 12410 Poway Road, the former A+ Autocare/Quiklube at 13123 Poway Road, and Unocal 76 at 13012 Pomerado Road were reported to have potentially significant ECRs; and Chevron, Shell, and Unocal 76 were also reported to have potentially significant HIs. Based on the screening results, the table on the next page presents the reported ECRs and HIs for these facilities.

Screening Results

Facility and Address	Estimated Cumulative Risk	
	Hazard Index	Excess Cancer Risk
Golden State Gasoline 13394 Poway Road Subarea 9	9.00E-03	5.65E-04
Shell gas station 13341 Poway Road Subarea 10	1.47E+01	8.98E-04
Chevron gas station 12410 Poway Road Subarea 15	1.11E-00	7.39E-05
Former A+ Autocare/Quik Lube 13123 Poway Road Adjacent to Subarea 12	8.06E-01	4.89E-05
Unocal 76 13012 Pomerado Road Subarea 17	3.24E+00	2.00E-04

Soil vapor sampling and HRAs have already been proposed for two of these facilities (Shell and the former A+ Autocare/Quiklube), and it is anticipated that the sampling and associated risk assessments will be conducted in the near future. However, based on the available information, it does not appear that soil vapor sampling or health risk assessment has been proposed for the Golden State Gasoline or Chevron facilities. A health risk assessment was previously prepared for the Unocal 76 facility; however, SCS reported that the previous risk assessment was based solely on benzene concentrations in soil and did not use the highest reported benzene concentrations.

The RDA is providing the results of the HRA (and other grant activities) to the DEH. We will inquire whether or not soil vapor sampling and health risk assessment are planned for the Golden State Gasoline and Chevron facilities, and will discuss the results of the previous HRA for the Unocal 76 facility and point out the potential deficiencies in that HRA.

Site Conceptual Model and Corrective Action Plan

An overall SCM and generalized CAP were prepared for the Project Area. The SCM/CAP was prepared based on the results of the Phase I ESA and HRAs. The SCM/CAP identified potential sensitive receptors and exposure pathways, proposed cleanup goals, discussed cleanup methods already employed at various release sites, and proposed cleanup methods that might be effective for properties within the Project Area.

The CAP presented a range of cleanup methods for the entire Project Area, based on the generalized SCM, rather than a single recommended method for each property. The CAP considered the effects of various cleanup options on potential future land uses as well as the current land uses, and for adjacent properties. At properties where cleanup is currently being conducted, the CAP included a summary of cleanup efforts to date, and an assessment of the efficacy of such efforts, and the ability of the cleanup to meet recommended cleanup goals.

Website and Geographic Information System

Both a grant website and layers for Poway's existing geographic information system (GIS) were developed during the grant. The information and data collected in the preparation of the Phase I ESAs, HRAs, and SCM/CAP have been incorporated into the website and GIS. Originally, the RDA had planned to just develop GIS layers; however, the GIS is not yet publicly available so the website was developed to make all the grant information accessible to potential developers, residents, workers, business owners, and other community members. All the reports and informational materials prepared for the grant were converted to portable document formats (pdfs) and are available for download on the website. In addition, for those facilities with releases, links to each release facility on the State GeoTracker were included so that a website user will easily be able to access the most up to date information available for a given facility.

The City of Poway's official website was released just as this report was being finalized, so the grant website is temporarily being hosted by a private company and the information will soon be transitioned to the official City website. The grant website can currently be found at <http://www.collectivetheory.com/Poway/poway.html>. The RDA is pleased with the response to the website. It has been online for less than 2 weeks and the RDA has received phone calls from property owners who have been able to use the website and have commented on its usefulness. Community members who attended the recent public meeting on the grant were also impressed by the website.

In addition to the website, the information gathered during the grant has been formatted into layers for the existing GIS which will be accessible to City personnel. The GIS layers will include rankings for each property within the Project Area. Rankings were assigned based on the likelihood that a recognized environmental condition is present at a property. It is anticipated that, in addition to RDA staff, the GIS will be used by Development Services personnel when reviewing and issuing permits.

Public Outreach

Poway's public outreach efforts are designed to educate existing property owners, potential redevelopers, and interested community members about potential brownfield redevelopment opportunities and resources (including funding). The website is the cornerstone of Poway's public outreach program, and through the website copies of the Phase Is, HRAs, and SCM/CAP are available for public review.

In addition, a public meeting, specific to the grant activities, was held on October 18, 2007 where a PowerPoint presentation on the grant was given and a question and answer session was held. The attending community members appeared quite interested in and supportive of the grant, and had many questions. Notices for the meeting had been posted in several area newspapers, including several minority publications (targeting the Hispanic, African American, and Asian communities). The PowerPoint presentation was subsequently posted on the website.

The RDA wanted the grant activities to assist people in redeveloping their brownfields. The RDA realized an important component of brownfields cleanup and redevelopment is funding. So as part of the public outreach efforts, a brochure on brownfields funding sources was prepared and distributed. The brochure discussed funding sources such as the State UST Cleanup Fund, the Orphan Site Cleanup Account, Cal ReUSE Loans, CERF Loans, and EPA Brownfield Grants. At the public meeting, the RDA also expressed our willingness to help stakeholders obtain funding, either by assisting with applications to sources such as the UST Cleanup Fund or by partnering with stakeholders in a project and applying for assistance such as an EPA Brownfields Cleanup Grant.

Measures of Success

Poway's Project Area was large and encompassed many separate properties. The goals of the RDA were ambitious and there were times when staff wondered if they would be able to complete all of the tasks within the grant period and budget. All tasks outlined to the EPA have now been completed and staff satisfied with the results.

It will be some time before the success of Poway's grant is fully realized or can be judged. However, there are a few metrics that are helpful in grasping the scope of our accomplishment.

- A total of 132 properties, as defined by the EPA, were assessed.
- The 132 properties consisted of 195 parcels on 220.05 acres along a 2.59-mile section of Poway Road.

- Ten open and eleven closed release cases were identified and evaluated
- Five facilities with releases that could pose potential health risks to residents and workers were identified.

Redevelopment Planning Efforts

Subsequent to the commencement of the grant activities, redevelopment planning efforts for the Town Center Project began. Town Center lies within the heart of Poway, adjacent to the Police Station and near City Hall. The Poway Library lies within this area. The RDA previously conducted due diligence on and acquired several parcels within the Town Center area, the remaining parcels were assessed as part of the grant.

RDA staff held a series of several round table meetings and walking workshops during development of the vision for Town Center. Through these meetings and workshops, it was decided that Town Center should be a unique destination which embraces Poway's history and culture, have a small town feel, focus on families, and provide enhanced park uses. Several specific goals were developed, largely based on community input. These included:

- The Main Street of Town Center must be pedestrian friendly and contain a mix of active uses.
- Public spaces must be included within the private development portions of the project.
- The development should serve to enhance and beautify Rattlesnake Creek.
- The development should include a high-quality and varied architecture that is stepped back.
- The development must incorporate physical and visual connections to the adjacent park.
- Both market rate and senior housing should be included in Town Center. At least 60 units should be reserved for seniors.
- There should be strong visual and physical connections to Poway Road.
- The development should be complementary to nearby residential land uses.
- Any development must be financially beneficial to the City.

To these ends, broad, goal-based development parameters have been proposed:

- Development proposals should include a minimum of two blocks of retail-lined Main Street with a strong pedestrian presence and active ground-level retail.
- Building heights will likely vary between one and two stories, a small "core" area of four-story buildings might be considered.
- Shared parking concept.
- Public spaces and landscaping should comprise a minimum of 10 percent of the developed space. Pedestrian plazas, paseos, and fountains should be prominently featured in designs.
- A balance of commercial, residential, and public uses is required.
- Big box development will not be allowed at Town Center.

It is anticipated that a developer will be selected by the summer of 2008. The grant activities have given this project a big boost since all the potential environmental issues have already been identified and there will not be surprises. The following figure presents the Town Center area.



One additional facility within the grant area has also been considered for redevelopment so far. This is the Golden State Gasoline facility within Subarea 9. The RDA has received inquiries on this property, but so far potential developers have been concerned by the environmental issues. The RDA is considering options for this facility as discussed in the next section of this report.

Ongoing Efforts

The completion of this grant is not the end of Poway's efforts in cleaning up and redeveloping brownfields within the Project Area.

The RDA's first priority in their ongoing efforts will be to follow up with the County of San Diego DEH on the five facilities where potential health risks were identified. This is particularly true of the Golden State Gasoline facility which, in addition to posing a potential health risk, also appears to not be in compliance with regulatory requirements to assess the known release of gasoline. The RDA will discuss the apparent non-compliance of this facility with the DEH, and will offer assistance in bringing this facility into compliance. This might include taking an active role in the assessment and cleanup, and possibly exercising our authority under the Polanco Act, where we can complete the necessary assessment and cleanup ourselves if a property owner refuses to within a specified timeframe.

In addition to followup with the DEH, the RDA will continue to maintain and build upon the website and GIS layers.

SUPPORTING DOCUMENTS

TOWN CENTER MEETING
PRESENTATION



Town Center Community Input

Poway City Council
March 6, 2007

Today's Presentation

- Background
- Community Outreach Activities
- Community Values, Concerns, Visions
- Community Prioritization
- Conclusions
- Next Steps

Town Center Purpose

- Create a core area in the heart of Poway to serve as the “true” town center” & provide a “sense of place”
- Include different uses such as shopping, dining, residential, office, recreation, & culture
- Create a pedestrian-friendly environment attractive to people of all ages & all areas of Poway
- Enhance development along Poway Road
- Incorporate and enhance Community Park & creek



Planning Area



LEGEND

Proposed Town Center
Interior Street
Recreation Opportunities



SHARE YOUR VISION
POWAY'S
Town Center
IMAGINE THE POSSIBILITIES

Community Outreach Goals

- Attract Input From Throughout the Community
- Create Dialogue Among Variety of Stakeholders
- Identify & Prioritize Key Visions and Concerns



Methods of Input

- Q & A at Civic Group Meetings
- Discussions at Civic Events
- Website Input
- Post Cards
- Post It Note Exercises
- Round Table Dialogue
- Walking Tour
- Workshop Q & A
- Prioritization Exercise



Outreach Activities

Activity	Dates	Attendees
Community & Civic Group Meetings	Aug-Dec	16 Meetings
Community Event Booths	Aug-Dec	3 Events
Roundtable Meetings	October 21, 23, 24, 25	166
Youth Groups	November 1, 28	78
Walking Tour	November 18	30
Workshop	November 30	45



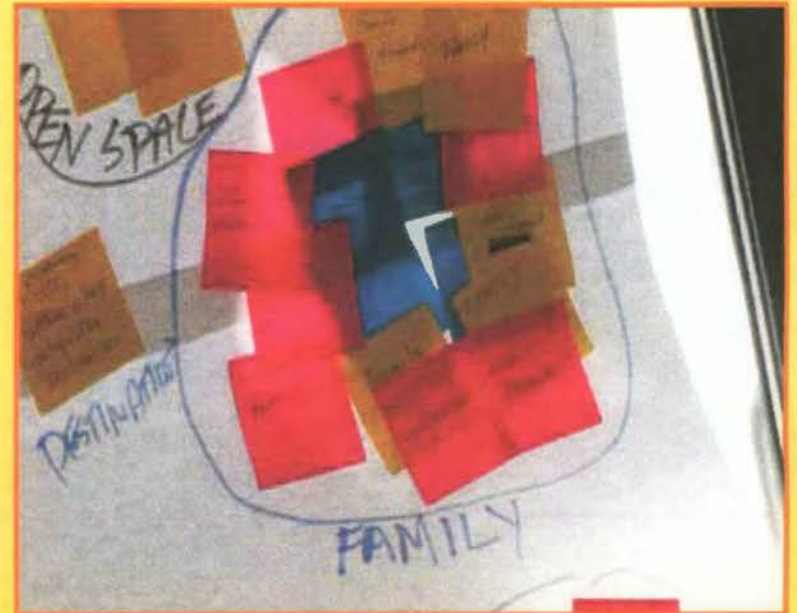
Walking Tour



SHARE YOUR VISION
POWAY'S
Town Center
IMAGINE THE POSSIBILITIES

Community Values

- Family-Oriented
- Sense of Community
- Open Spaces & Parks
- Small Town & Country Feel
- Peaceful & Safe Place
- Sense of History & Culture



Community Visions

- Pedestrian Friendly
 - Pathways, trail connections, benches, wide meandering sidewalks, smaller scale, crosswalks
- Entertainment, Events, Culture
 - Activities for all ages, local events center, arts center / gallery, music venues
- Distinct Character
 - Unique Poway character, different than other cities, quality design, local vs. outside attraction
- Open Spaces, Landscaping
 - Passive park areas, creek beautification, street trees, shade, open spaces



Community Visions

- Existing Park, Community Facilities
 - Sports fields, community center, senior center, library
- Local, Small Businesses
 - “mom & pop” shops, unique stores, boutiques
- Outdoor Dining
 - Outdoor cafes and restaurants, places for outdoor dining
- Public Spaces & Amenities
 - Small plazas, fountains / water features, public art, gathering places



Community Concerns

- Traffic & Circulation

- Increased traffic on Poway Road, safety hazards, increased noise, no space for pedestrians

- Project Design

- Architectural styles, building height and size, overall character



- Cost & Funding

- New / increased taxes, costs to taxpayers, costs diverted from other projects

Community Concerns

- Types of Businesses
 - Restaurants, unique, small shops, office space, no chain stores, big boxes, bookstores, quality retail, variety
- Parking
 - Park car & walk around, adequate parking, easy parking, parking with shuttle service to car, parking on outskirts,
- Types of Housing
 - Will impact local schools, cause traffic, bring too many people
- Increased Population
 - Crowds, noise, more activity, more students



Prioritization

- Each participant selected two ***MOST*** important Concerns and Visions
- 43 Sheets Counted for Each Category

What Town Center Features are Most Important to You?

Place "checkmarks" next to the two feature categories most important to you

Please Choose Only Two (2):

Pedestrian-Friendly <i>For example: pathways, trail connections, benches, wide meandering sidewalks, smaller scale</i>	
Outdoor Dining <i>For example: outdoor cafes and restaurants, places for outdoor dining</i>	
Distinct Character <i>For example: unique Poway character, different than other cities, quality design, local vs. outside attraction</i>	
Open Spaces & Landscaping <i>For example: passive park areas, creek beautification, street trees and shade, open spaces</i>	
Existing Park and Community Facilities <i>For example: sports fields, community center, senior center, library</i>	
Public Spaces & Amenities <i>For example: small plazas, fountains, water features, public art, gathering places</i>	
Entertainment, Events & Culture <i>For example: activities for all ages, local events, arts center/gallery, music</i>	
Local, Small Businesses <i>For example: "mom and pops", unique stores, boutiques, shops</i>	



Visions



- | | |
|---------------------------------------|----|
| • Pedestrian Friendly | 18 |
| • Entertainment, Events, Culture | 17 |
| • Distinct Character | 16 |
| • Open Areas, Landscaping | 14 |
| • Existing Park, Community Facilities | 10 |
| • Local, Small Businesses | 8 |
| • Outdoor Dining | 5 |
| • Public Spaces & Amenities | 4 |

Concerns



- | | |
|-------------------------|----|
| • Traffic & Circulation | 18 |
| • Project Design | 15 |
| • Cost & Funding | 10 |
| • Types of Businesses | 7 |
| • Parking | 6 |
| • Types of Housing | 5 |
| • Increased Population | 1 |

Conclusions

- A unique, pedestrian-oriented environment that emphasizes arts and culture is desired
- A plan for the area should incorporate open areas and landscaping
- Traffic and circulation must be well managed

Conclusions

- The project design must be unique to Poway and include elements of the City's culture and heritage
- Local business are valued and “Big Boxes” and “Chain” stores are not envisioned
- Housing might be valued if well designed to other impacts such as traffic



Next Steps

- *Move Forward*

- Council to Establish Development Parameters
 - May, 2007
- Seek Qualified Development Teams
 - Summer, 2007
- Redevelopment Agency Selects Development Team
 - Fall, 2007
- Begin Site Master Planning
 - Winter, 2007

- *Do Not Move Forward*



Balancing Considerations

- Community Input
- Role of General Plan
- Influence of Housing Element
- Economic Feasibility
- Use & Management of Public Facilities

Next Steps

- *Move Forward*

- Council to Establish Development Parameters
 - May, 2007
- Seek Qualified Development Teams
 - Summer, 2007
- Redevelopment Agency Selects Development Team
 - Fall, 2007
- Begin Site Master Planning
 - Winter, 2007

- *Do Not Move Forward*



Questions?



**GRANT PUBLIC MEETING
PRESENTATION**

Poway's Brownfields Assessment Grant



Presented on
behalf of:



October 18, 2007

Presented by:

SCS ENGINEERS

What Is A Brownfield?

- *A Brownfield is Defined by the EPA as:*

“Real Property, the Expansion, Redevelopment, or Reuse of Which May Be Complicated by the Presence or Potential Presence of a Hazardous Substance, Pollutant, or Contaminant.”



Poway Road Revitalization Challenges

- Decades of Historical Land Uses of Concern (Land Uses Where Hazardous Materials/Wastes/Petroleum Products Used/Stored/Generated and Potential Release)
 - Gas Stations
 - Automotive Repair/Sales Facilities/Tire Shops
 - Dry Cleaners
 - Former agricultural fields and facilities
- Numerous Known Releases of Petroleum Products



Poway Road Revitalization Challenges

- Incompatible Land Uses
(Example: Gas Station Next to Apartments and Single Family Residences)
- Extremely Shallow Water Table (Groundwater \approx 3 – 19 Feet Below Grade) So Easy for Releases to Migrate
- Redevelopment Projects Faced Uncertainty, Increased Costs, and Unanticipated Schedule Delays



Poway Road Revitalization Challenges

- Difficult to Address Blight and Redevelop Brownfields Under These Conditions!

Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Poway Proactive!

- Poway Applied for an EPA Brownfields Assessment Grant and Was Awarded \$200,000
- Grant Project Area Included Parcels on Either Side of 2.59 Mile Section of Poway Road Between Oak Knoll Road and Garden Road

Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



EPA Brownfield Grants

- EPA Brownfields Program Began in 1995
- EPA Brownfields Grants For Assessment, Cleanup, and Jobs Training Available for up to \$200,000
- EPA Revolving Loan Fund Grants Up to \$1 million
- In 2008, EPA Anticipates Funding 200 Grants for Total of \$72 million.

Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Poway's Goals for Grant

- Identify Potential Health Risks To “Sensitive Receptors” Along Poway Road
- Assist and Educate Property Owners and the Community About Brownfields Redevelopment, Cost Effective Remediation, and Funding Sources
- Facilitate Redevelopment of Properties With Releases, Eliminate Blight, and Create Jobs

Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Grant Activities

- Activities Conducted With Grant Funds Included:
 - Phase I Environmental Site Assessments
 - Health Risk Screening
 - Overall Site Conceptual Model Preparation
 - Generalized Corrective Action Planning
 - Grant Website and Geographic Information System Creation
 - Public Outreach (Identifying Funding Sources)
 - Grant Management (Preparation of Property Profile Spreadsheets, Quarterly Reports, and Final Summary Report)



Findings Of Assessment Grant

- Identified Numerous Facilities Which Use/Store Hazardous Materials or Petroleum Products or Generate Waste - Many with Underground Storage Tanks (USTs)
- Identified Numerous Facilities Which Had Historical Land Uses of Potential Concern
- Identified 11 Open and 10 Closed Releases from Leaking USTs



- **Several Locations Where Releases from USTs Have Resulted in Groundwater Plumes**



Findings Of Assessment Grant

- Health Risk Assessment Screening Conducted For Eight Facilities with Releases
- Five Facilities Identified as Having Releases Which Have Resulted in Potential Health Risks
- All Facilities are Under the Oversight of a Regulatory Agency (DEH)
- Poway Is Following Up with DEH to Address Potential Health Risks



Grant Website

http://www.collectivetheory.com/Poway/poway.html

Mozilla Firefox Start Page

City of Poway : Poway Brownfield...

City of POWAY
SINCE 1980

Poway Brownfields Grant

Share Print

In 2003, the City of Poway applied for a \$200,000 Brownfields Assessment Grant from the EPA. The City was awarded the grant in October 2004 and spent three years completing the grant activities. Poway's grant included conducting Phase I Environmental Site Assessments and screening level human health risk assessments, preparing a regional site conceptual model and generalized corrective action plan, creating this website and a geographic information system (GIS) for a 2.59-mile stretch of Poway Road.

All the reports prepared for the Project Area are available for download on the following Project Area Map.

Overall Project Area Report
This report is for the entire project area, and while a link to this report is included in each Subarea information box, it is the same report. This report includes a discussion of the open releases cases within the Project Area, health risk screening, a regional site conceptual model, and a generalized corrective action plan.

Subarea Phase I Reports
Due to the size of the Project Area and the large volume of information that was available, the Project Area was divided into 18 Subareas for Phase I reporting purposes. The following map has information boxes for each project Subarea. Please click on the Project Area Map to view the Subareas and download the Phase I reports.

Project Area Plume Map
This figure is from the Overall Project Area Report (please see report for a more complete picture of the information presented in the figure), and presents the extent of benzene and MTBE associated with the open release cases.

USER AGREEMENT
Please note, this is not an official City of Poway website, but was developed for the City of Poway as part of an EPA Brownfields Assessment Grant and is operated on behalf of the City of Poway by a consultant. Furthermore, this website is currently in testing mode, and may be subject to modifications during this testing mode.

[Click here to agree with the User Agreement and go to the Project Area Map](#)

Last updated: 10/11/2007 9:21:58 AM

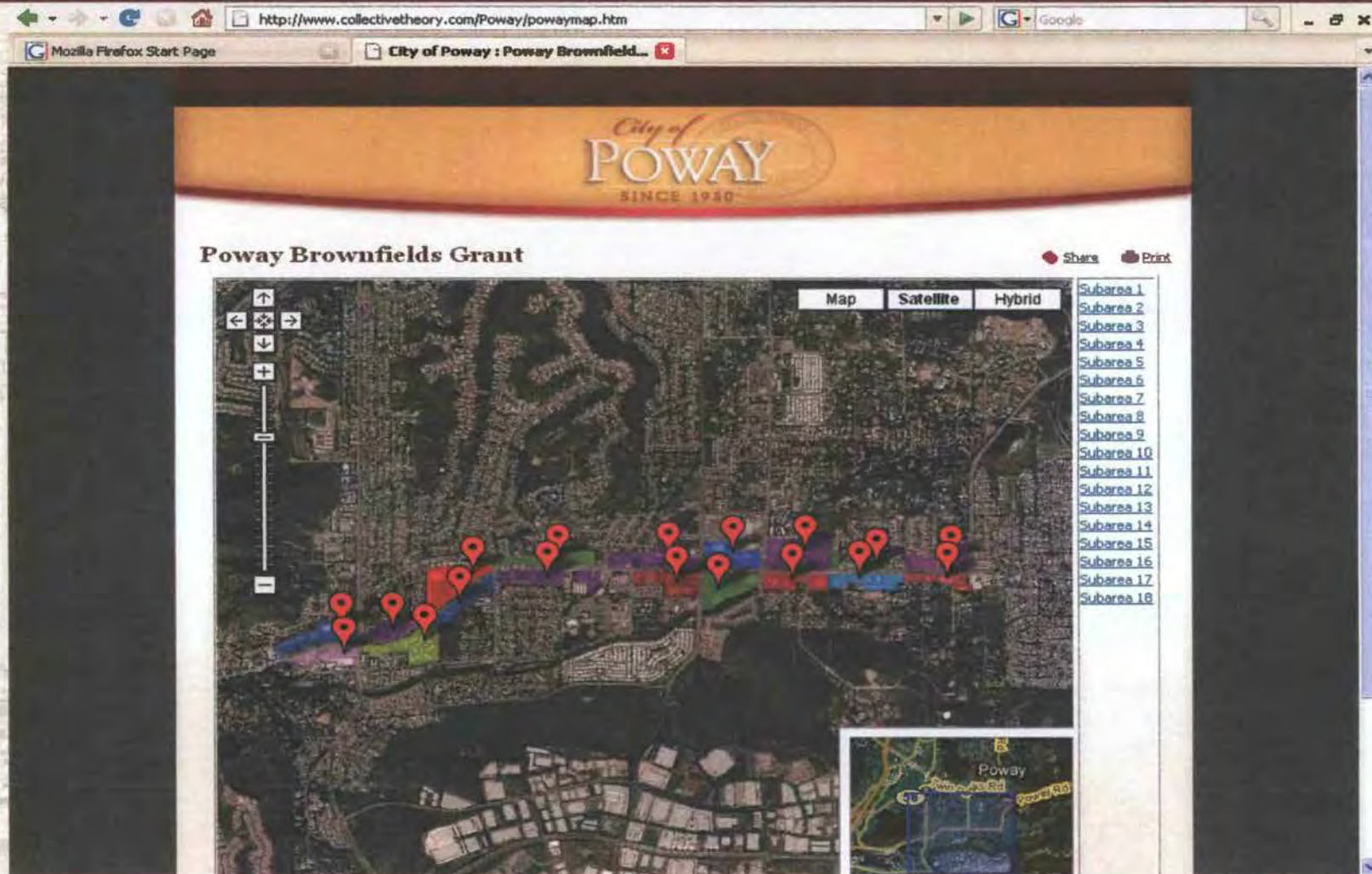
Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Grant Website



Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



Grant Website

http://www.collectivetheory.com/Poway/powaymap.htm


Mozilla Firefox Start Page City of Poway : Poway Brownfield...

City of POWAY
SINCE 1960

Poway Brownfields Grant [Share](#) [Print](#)

Map Satellite Hybrid

Subarea 1 [Reports](#) [State Info](#) [Directions](#)



Subarea 1 of the Poway Brownfields Grant Area
APNs 323-100-19, -21, -22, -69, -64, -65, -68, -60, -74, and -75.
14010, 14034, 14100, 14166, 14225, and 14254 Poway Road
Poway, California 92064

- [Subarea 1](#)
- [Subarea 2](#)
- [Subarea 3](#)
- [Subarea 4](#)
- [Subarea 5](#)
- [Subarea 6](#)
- [Subarea 7](#)
- [Subarea 8](#)
- [Subarea 9](#)
- [Subarea 10](#)
- [Subarea 11](#)
- [Subarea 12](#)
- [Subarea 13](#)
- [Subarea 14](#)
- [Subarea 15](#)
- [Subarea 16](#)
- [Subarea 17](#)
- [Subarea 18](#)

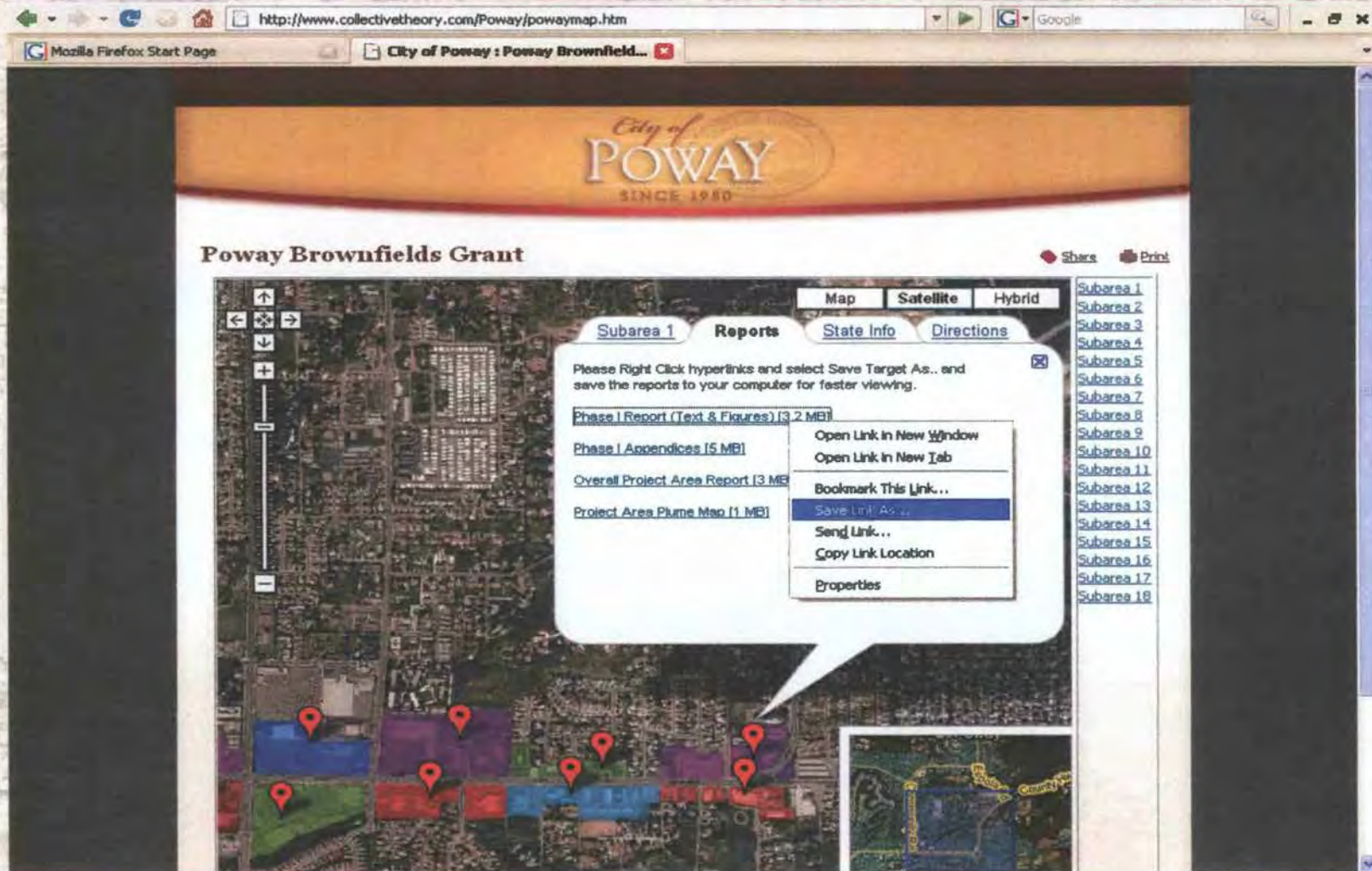
Excellence In Brownfields—Experience With Redevelopment



SCS ENGINEERS



Grant Website



Excellence In Brownfields—Experience With Redevelopment



SCS ENGINEERS



Grant Website

http://www.collectivetheory.com/Poway/powaymap.htm

City of POWAY
SINCE 1950

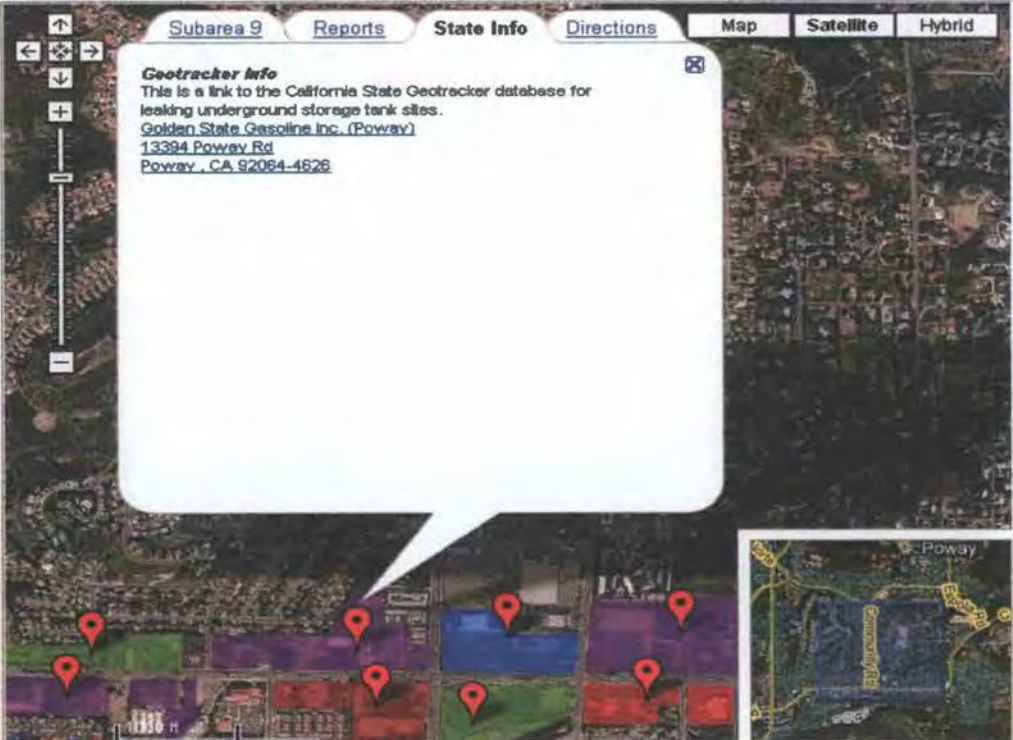
Poway Brownfields Grant

Share Print

Subarea 9 Reports State Info Directions Map Satellite Hybrid

Geotracker Info
This is a link to the California State Geotracker database for leaking underground storage tank sites.
[Golden State Gasoline Inc. \(Poway\)](#)
13394 Poway Rd
Poway, CA 92064-4626

Subarea 1
Subarea 2
Subarea 3
Subarea 4
Subarea 5
Subarea 6
Subarea 7
Subarea 8
Subarea 9
Subarea 10
Subarea 11
Subarea 12
Subarea 13
Subarea 14
Subarea 15
Subarea 16
Subarea 17
Subarea 18

An aerial map of Poway, California, is displayed. The map is divided into subareas, with Subarea 9 highlighted in purple. A white popup box with a speech bubble tail points to a location on the map. The popup contains the title "Geotracker Info" and text stating: "This is a link to the California State Geotracker database for leaking underground storage tank sites." followed by a link to "Golden State Gasoline Inc. (Poway)" and the address "13394 Poway Rd, Poway, CA 92064-4626". To the right of the map, a vertical list of subareas from 1 to 18 is shown, with Subarea 9 selected. The map interface includes navigation controls on the left (pan, zoom, scale) and tabs at the top for "Subarea 9", "Reports", "State Info", "Directions", "Map", "Satellite", and "Hybrid". A small inset map in the bottom right corner shows the location of Poway within a larger regional context.

Excellence In Brownfields—Experience With Redevelopment



SCS ENGINEERS



Links to GeoTracker

City of Poway : Poway Brownfields Gr... Luft Report

http://geotracker.waterboards.ca.gov/reports/luft.asp?global_id=T0607303209&assigned_name=MAI

REPORT

TEXACO 61-250-1816 (POWAY)
 13341 POWAY RD
 POWAY, CA 920644625
CASE STATUS: OPEN
[SHOW THIS SITE ON MAP](#)
[RETURN TO REPORT MAIN MENU](#)

LOCAL AGENCY (LEAD AGENCY) - CASE #1 H05800-001
 SAN DIEGO COUNTY LOP - (JS)

REGIONAL BOARD - CASE #1 9UT973
 SAN DIEGO RWQCB (REGION 9) - (UNA)
CONTACT: UNASSIGNED - (858) 467-2952
RB RECORD FILE #1 WDRG

CHOOSE A REPORT TO VIEW

<p>SITE INFO:</p> <ul style="list-style-type: none"> • REGULATORY HISTORY • LOCATIONAL INFORMATION • ANALYTICAL DATA • ELECTRONIC ANALYTICAL DATA • DEPTH TO WATER INFORMATION • RISK MANAGEMENT • LAND USE CONTROLS 	<p>ELECTRONIC SUBMITTALS:</p> <ul style="list-style-type: none"> • ANALYTICAL DATA • LOCATION DATA • ELEVATION DATA • DEPTH TO WATER DATA • GEO MAP DATA • GEO REPORT / SITE DOCUMENTS • GEO BORE DATA
<p>LEAK INFO:</p> <ul style="list-style-type: none"> • DETAILED RELEASE INFORMATION • REMEDIATION ON SITE 	<p>CUF REIMBURSEMENT AMOUNT: \$420,369</p>
<p>ADDITIONAL INFO:</p> <ul style="list-style-type: none"> • 53 FIELD POINTS FOR THIS SITE • 0 PUBLIC WATER WELL(S) ESTIMATED TO BE NEARBY THIS SITE 	

[Geotracker Home](#) | [Site/Facility Finder](#) | [Case Finder](#) | [MTBE/Case Reports](#)

Excellence In Brownfields—Experience With Redevelopment



SCS ENGINEERS



Funding Sources

- Several Funding Sources Available to Assist in Brownfields Assessment and Cleanup
 - State UST Cleanup Fund
 - Orphan Site Cleanup Account (OSCA)
 - Cal ReUSE Loans
 - CERF Loans
 - EPA Brownfield Grants



State UST Cleanup Fund

- Assists Responsible Parties (RPs) in Assessing and Cleaning Up Releases from USTs
- Eligible Applicants Include Current or Past Owners/Operators of USTs
- Only Costs Paid by the RP Are Reimbursed
 - “Reasonable and Necessary” Assessments and Cleanups Required by Regulatory Agencies
 - Incurred after January 1, 1988
 - Amounts Awarded in Third-Party Compensation Against RP



Orphan Site Cleanup Account

- Funds Cleanup of Brownfields with Petroleum Releases from USTs Where There is No RP
- Provides Up to \$1.5 Million in Reimbursement
- Applicants Not Eligible for Cleanup Fund and Did Not Cause/Contribute to Release; and Sites Must Be Brownfields, and Not Owned/Operated by the Federal Government
- Assessment/Cleanup Required by Regulatory Agency



Cal ReUSE Loans

- Low Interest Loans Through California Pollution Control Financing Authority for Brownfields Assessment, Technical Assistance, and Cleanup Planning – 4.65 % Rate in 2007
 - Loan Amounts Up to \$125,000
 - 25 % Match Required
 - Maximum Loan Term of 36 Months with No Payments Required During Loan Term
- Loan May Be Forgivable if Project Falls Through



CERF Loans

- Bridge Loans for Brownfields Redevelopment
- Can Be Used for Acquisition, Assessment, Cleanup, Pre-Development Costs, and Construction.
- Loan amounts up to \$100 million, Generally with 1 % Deposit Required
- Interest and Loans Fees Vary with Risk
- Term Is 2 Years with Two 1-Year Extension Options

Excellence in Brownfields—Experience With Redevelopment



SCS ENGINEERS



EPA Brownfields Grants

- Most Grants Limited To Tribal or Government Entities – Non-Profits Can Apply for Cleanup Grants
- Still a Potential Source of Funding Because City Possibly Willing to Apply for Grant and Partner with Other Stakeholders to Facilitate Redevelopment Project



Success Story – Dunster Before



Excellence In Brownfields—Experience With Redevelopment



SCS ENGINEERS



Success Story - Dunster After



Excellence In Brownfields—Experience With Redevelopment



SCS ENGINEERS



Success Story – Big Stone Lodge



Excellence In Brownfields—Experience With Redevelopment



SCS ENGINEERS



FUNDING BROCHURE